



Order Filed on March 12, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

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Attorneys for Creditor Christiana T C/F CEI/FirstTrust

In Re:
MOHAMMAD ALTAFUD HUQ

Address 1039 Harmony Station Rd, Phillipsburg, NJ 08865

Last four digits of Social Security or Individual Tax-Payer
Identification Nos. (if any)

Case No. 17-27607-KCF

Adv. No.

Hearing Date: 3/9/21

Judge: Hon. Kathryn C. Ferguson,
Chief Judge

**CONSENT ORDER RESOLVING CREDITOR'S MOTION TO SET ASIDE TAX SALE
AND COMPEL REFUND**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

DATED: March 12, 2021


Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

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Debtor: MOHAMMAD ALTAFUD HUQ

Case No: 17-27607-KCF

Caption: Consent Order Resolving Creditor's Motion to Set Aside Tax Sale and Compel Refund

Upon consideration of the consent of the parties for an Order resolving Creditor's motion to set aside tax sale and compel refund, and good cause appearing therefore, it is hereby **ORDERED** that:

1. The automatic stay is annulled retroactively to October 10, 2017, such that the tax held on October 11, 2017 is validated and not void as a stay violation.
2. The automatic stay is vacated to permit Christiana T C/F CE1/FirstTrust to file a tax foreclosure up to Final Judgement, but no Sheriff Sale shall be held without prior order from the United States Bankruptcy Court.
3. The Trustee agrees that no claim shall be made against Christiana T C/F CE1/FirstTrust for 506(c) expenses.

I/we consent to the form and entry of this Order.

/s/ Adam D. Greenberg

Adam D. Greenberg, Esquire
Attorney for Creditor Christiana
T C/F CE1/FirstTrust

/s/

Ilissa Chrugin Hook, Esquire
Attorney for Debtor

/s/

Karen E. Bezner, Esquire
United States Trustee

END OF ORDER.